


## **Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Design and Historic Review Commission of the City of Yuma and to the general public on that the Design and Historic Review Commission will hold a meeting open to the public on March 24, 2021 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:

	<p style="text-align: center;"><b>Design and Historic Review Commission Agenda</b></p> <p style="text-align: center;"><i>City Hall Council Chambers One City Plaza</i></p> <p style="text-align: center;"><b>Wednesday, March 24, 2021, 4:00 p.m.</b></p>
---	---

Consistent with the March 13, 2020 Arizona Attorney General informal opinion Relating to Arizona's Open Meeting Law and COVID-19, in order to protect the public and reduce the chance of COVID-19 transmission, the meetings of the City of Yuma Design and Historic Review Commission will be conducted remotely through technological means.

***City Hall Council Chambers will be open with limited public access.***

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address [planning@yumaaz.gov](mailto:planning@yumaaz.gov) no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

### **CALL TO ORDER**

### **APPROVAL OF MINUTES**

March 10, 2021

### **ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION**

#### **HISTORIC DISTRICT:**

##### **PRELIMINARY REVIEWS**

**Ron Pailliotet** will be presenting a proposal to replace the Drake Building (19-39 W. 2<sup>nd</sup> Street) with residential.

##### **CASES REQUIRING ACTION**

1. **DHRC-34128-2021:** This is a request by Lindsay Benacka, on behalf of Main Street LLC, for historic review of a new mural on the south building wall, for the property located at 299 S. Main Street, in the Main Street Historic District.
2. **DHRC-34133-2021:** This is a request by Carolyn McKelvey Malouff to install three new beams to span the church interior, which necessitates their protrusion through the exterior of the roof at several points, at the individually-listed property (the historic Methodist/Episcopal Church) at 256 S. 1<sup>st</sup> Avenue, in the Old Town Zoning District.

#### **AESTHETIC OVERLAY:**

None

##### **PRELIMINARY REVIEWS**

None

##### **CASES REQUIRING ACTION**

None

### **COMMISSION DISCUSSION**

None

## INFORMATION ITEMS

### 1. Staff

#### Administrative Approvals:

##### Historic District

**DHRC-32132-2020:** This is a request by Frank Marquez, on behalf of BES Rentals, LLC, for a new retaining wall, for the property located at 301 S. 2<sup>nd</sup> Avenue, in the Century Heights Conservancy Residential Historic District.

##### Aesthetic Overlay

None

### 2. National Heritage Area

### 3. Commission

### 4. Public -

Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

## ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

*Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.*

**Design and Historic Review Commission Meeting Minutes**  
**March 10, 2021**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, March 10, 2021, at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

**DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS** present included Chairman Tom Rushin, Commissioners Chris Hamel, James Sheldahl, Bill Moody and Amanda Coltman. Vice-Chairman Juan Leal-Rubio was absent. There is one vacancy.

**STAFF MEMBERS** present included Robert Blevins, Principal Planner; Chad Brown, Associate Planner; Amelia Griffin, Associate Planner; Erika Peterson, Assistant Planner and Alejandro Marquez, Administrative Assistant.

**Chairman Rushin** called the meeting to order at 4:00 p.m. and noted there was a quorum present.

---

**APPROVAL OF MINUTES**

February 10, 2021

**Chairman Rushin** asked to have the minutes reflect that Commissioner Leal-Rubio is serving as Vice-Chairman, and to have the minutes corrected.

**Motion by Hamel, second by Moody to APPROVE the minutes of February 10, 2021 as corrected, Motion carried (5-0) with one absent.**

---

**ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION.**

**Preliminary Reviews**

**Lindsay Benacka, Arts and Culture Program Manager**, presented a proposal from the City of Yuma Division of Arts and Culture for a large-scale sculpture intended to replace the damaged fountain in front of 224 S. Main Street.

---

**DHRC-33871-2021:** This is a request by Pat Kelly of Westerner Products, on behalf of Gregory Torok, to install one 10' X 24' awning at the individually-listed property located at 268 S. 1<sup>st</sup> Avenue, in the Old Town Zoning District.

**Bob Blevins, Principal Planner** summarized the staff report, recommending **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Pat Kelly 8691 S Frontage Rd. Yuma AZ, 85364**, was present and available for questions.

**Commissioner Moody** asked was the proposed awning going to be the same style as the one on the south side of the building. **Kelly** replied that it would be a flat panel V- Board design.

**PUBLIC COMMENT**

None

**Motion by Sheldahl, second by Coltman, to APPROVE Case Number DHRC-33871-2021 subject to the Conditions of Approval in Attachment A. Motion carried unanimously (5-0) with one absent.**

---

## COMMISSION DISCUSSION

None

---

## INFORMATION ITEMS

### Staff

None

### National Heritage Area

None

### Commission

None

### Public

None

---

## ADJOURNMENT

The meeting was adjourned at 4:13 p.m.

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairman

## HISTORIC DISTRICT

### PRELIMINARY REVIEWS

**Ron Pailliotet** will be presenting a proposal to replace the Drake Building (19-39 W. 2<sup>nd</sup> Street) with residential.

Project Overview: New Drake Historic Hotel Property Owner/Developer proposes to build a new three or four-story Class A loft-style apartment building with 14 or 18 units with a shared roof-top deck for residents use. Proposal is to demo the entire building except the shared east wall and build a new building to IBC standards.



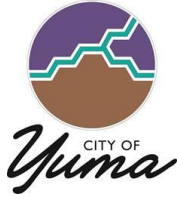
THE DRAKE - CONCEPT ELEVATION  
NORTH ELEVATION  
THOMPSON DESIGN ARCHITECTS

3 Story Version w/Roof Top Decks



THE DRAKE - CONCEPT ELEVATION  
NORTH ELEVATION  
THOMPSON DESIGN ARCHITECTS

4 Story Version w/Roof Top Decks



**STAFF REPORT**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**CASE #: DHRC-34128-2021**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
COMMUNITY PLANNING DIVISION  
CASE PLANNER: AMELIA GRIFFIN

**Hearing Date:**

March 24, 2021

**Case Number:**

DHRC-34128-2021

**Project Description/Location:**

This is a request by Lindsay Benacka, on behalf of Main Street LLC, for historic review of a new mural on the south building wall, for the property located at 299 S. Main Street, in the Main Street Historic District.

**Location Map:**



**Location Specific Information:**

Aesthetic Overlay:	N/A
Historic District:	Main Street Historic District
Parcel Number:	633-44-132
Historic Listing Status:	Not individually listed
Address:	299 S. Main Street
Property Owner:	Main Street Yuma, LLC
Property Owner's Agent	Lindsay Benacka
Zoning of the Site:	OT/BB/H/IO/P
Existing Land Use(s) on the Site:	Mixed Use
Surrounding Zoning and Land Uses:	
○ North:	OT/BB/H/IO/P; Restaurant
○ South:	OT/BB/H/IO/P; Vacant Building
○ East:	OT/BB/H/IO/P; Parking Lot
○ West	OT/BB/H/IO/P; Office/Restaurant
Related Actions or Cases:	HR97-05; HR97-06; HR01-16; HR01-26; HR01-32; HR03-18; HR05-31; HR06-10; DHRC-1683-2012; DHRC-3551-2013
Land Division Status:	Legal lot of record
Flood Plain Designation:	X

**Description of Proposed Project / Background / Use:**

The two-story building at the northeast corner of Main and 3<sup>rd</sup> Street was constructed in 1925. There are three storefront entries on the west elevation, two of which are recessed. A colonnaded canopy extends over the sidewalk along the entire front façade.

Eleven previous historic review requests have been processed for the 281-299 S. Main St. building.

- HR97-05 approved signage
- HR97-06 approved façade renovations
- HR01-16 approved mechanical equipment
- HR01-26 approved exterior renovations
- HR01-32 approved an awning cover
- HR03-18 approved an awning cover
- HR05-31 approved signage
- HR06-10 approved signage
- DHRC-1683-2012 approved painting the front canopy
- DHRC-3551-2013 approved replacement mechanical equipment
- DHRC-4623-2013 under-canopy and painted wall signage

The applicant states:

"I'm working with Rebel and Rove on a new mural project on the side of their building at 299 S. Main Street. The mural is to fill the first bay closest to Main St.

"The design proposed will model a previous mural that the artist did on a comparative property in San Diego with the theme "Kindness Matters" (Attachment C for reference).

**Staff Analysis:**

The new mural will be located on the south building wall, to be visible from Main Street and 3<sup>rd</sup> Street. There are three murals being presented for review. The applicant intends on adding one of the proposed designs to the first bay closest to Main Street. There is no additional new signage included in this proposal. The DHRC is tasked with providing regulatory oversight regarding the exterior appearance of any structure (new construction, renovation or alteration) within a recognized Historic District.

The Secretary of the Interior's Standards note that "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

The City of Yuma encourages public art and Staff feels the new mural adheres to the Secretary of the Interior's Standards. The mural will not overpower or detract from historic structures in the Main Street Historic District.

**Staff****Recommendation:**

Staff recommends **APPROVAL** of the request for a new mural on south wall in the Main Street Historic District, subject to the conditions outlined in Attachment A.

**Suggested Motion:**

Move to **APPROVE** DHRC-34128-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

**Effect of the Approval:**

By approving the request, the Design and Historic Review Commission is authorizing the request by Lindsay Benacka, on behalf of Main Street, LLC for a new mural on the south building wall for the property located at 299 S. Main Street, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

**Proposed conditions delivered to applicant on:** 03/11/21

**Final staff report delivered to applicant on:** 03/15/21

- |  |   |
|--|---|
| <input checked="checked" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: 03/11/21  |
| <input type="checkbox"/>                   | Applicant did not agree with the following conditions of approval: (list #'s)                                 |
| <input type="checkbox"/>                   | If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. |



Attachments:

- A. Conditions of Approval
- B. Building Elevation
- C. Designs
- D. Recent Mural

**Prepared By:**  **Date:** 3/11/21  
Amelia Griffin  
Associate Planner      Amelia.Griffin@yumaaz.gov (928)373-5000, x3034

**Reviewed By:**  **Date:** 3/11/21  
Robert Blevins  
Principal Planner

**Approved By:**  **Date:** 03/12/2021  
Alyssa Linville,  
Assistant Director Community Development

**ATTACHMENT A**  
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

**Department Of Community Development Comments: Alyssa Linville, Assistant Director Community Development Director (928) 373-5000, x 3037:**

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

**Community Planning, Amelia Griffin, Associate Planner, (928) 373-5000 x 3034**

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**

**ATTACHMENT B**  
Building Elevation



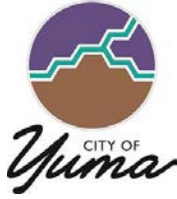
ATTACHMENT C  
Designs





**ATTACHMENT D**  
Recent Mural



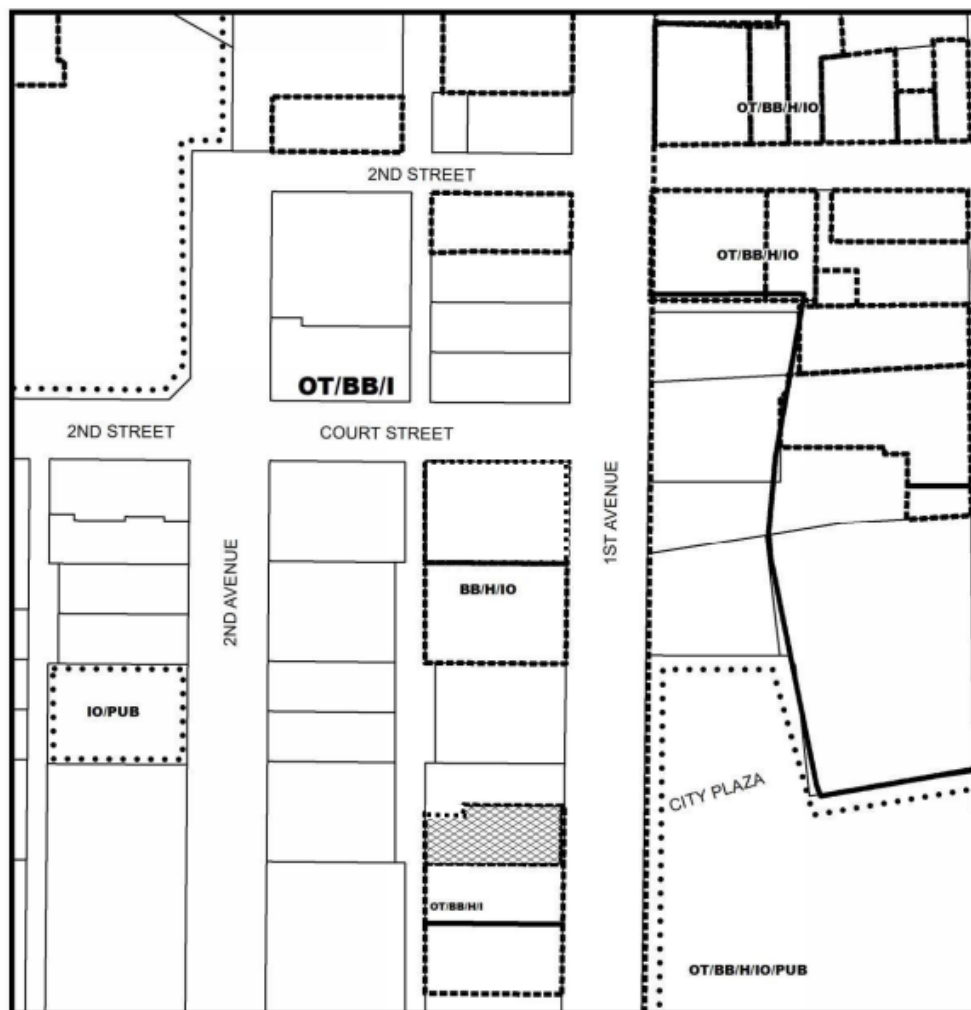


**STAFF REPORT**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**CASE #: DHRC-34133-2021**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
COMMUNITY PLANNING DIVISION  
CASE PLANNER: BOB BLEVINS

**Hearing Date:** March 24, 2021      **Case Number:** DHRC-34133-2021

**Project Description/Location:** This is a request by Carolyn McKelvey Malouff to install three new beams to span the church interior, which necessitates their protrusion through the exterior of the roof at several points, at the individually-listed property (the historic Methodist/Episcopal Church) at 256 S. 1<sup>st</sup> Avenue, in the Old Town Zoning District.

**Location Map:**



**Location Specific Information:**

Aesthetic Overlay:	N/A
Historic District:	Old Town Zoning District
Parcel Number:	633-43-005
Historic Listing Status:	Individually listed
Address:	256 S. 1 <sup>st</sup> Ave.
Property Owner: Property Owner's Agent	Carolyn McKelvey Malouff
Zoning of the Site:	Old Town/Historic/Bed & Breakfast/Infill Overlay (OT/H/BB/IO)
Existing Land Use(s) on the Site:	Former Church
Surrounding Zoning and Land Uses:	
○ North:	OT/H/BB/IO; Church Parsonage
○ South:	OT/H/BB/IO; Office
○ East:	OT/H/BB/IO; Office
○ West	OT/H/BB/IO; City Hall
Related Actions or Cases:	DHRC-31141-2020 (water heater)
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

**Description of Proposed Project / Background / Use:**

The applicant is proposing to install three new beams to span the church interior, which necessitates their protrusion through the exterior of the roof at several points. These protrusions are triangular in shape with dimensions of approximately 12" high by 30" deep with a thickness of 10". Mock-up photos are included in Attachment C. For many decades, there were additional interior wall partitions which supported the original roof. These walls were removed in anticipation of using the large space as an event center.

From the Engineered Wood Association website: Glued laminated timber, or glulam, is stronger than steel and has greater strength and stiffness than comparably sized dimensional lumber. Glulam is a stress-rated engineered wood beam composed of wood laminations, or "lams", that are bonded together with durable, moisture-resistant adhesives. The grain of the laminations runs parallel with the length of the member. Glulam is versatile, ranging from simple, straight beams to complex, curved members. Glulam is available in both custom and stock sizes and one of four appearance classifications: premium, architectural, industrial, or framing.

The applicant states:

"I want to let you know that right now the way the beams are to be positioned in the church you would bang your head on them as you pass under them.

"Proposed to raise three glulam beams 21 inches higher [See Attachment D]. The raising of the glulam beams will happen at three locations on the north side of the building and the south side of the building. This work will cause each end of the glulam beam to protrude approximately 12 inches above the slope of the existing roof line.

"The pictures [in Attachment C] show a total of four caps setting [on each side] of the roof. The cap on the west end of the main roof on both sides of the roof is non-functional. They are placed there to balance the look along the roof line. These caps will be made of plywood with flashing and painted white matching the existing building color."

## **Staff Analysis:**

The Methodist Episcopal Church is an individually-listed structure on the National Register of Historic Places (#82001645) on a block that has several other individually-listed structures. On the adjacent property to the north is the Methodist Parsonage circa 1893.

The Church was constructed in 1905 and is noteworthy as an example of Mission Revival architecture and for its association with the development of religious institutions in Yuma. The building is located on the site of the first Protestant Church in Yuma. The church itself was organized in 1892 by the Reverend J. A. Crouch, a missionary whose service began in Arizona in 1888. In 1937 the church was sold to finance construction of a newer and larger facility. The Methodist Episcopal Church is a local landmark of great significance.

## **The Secretary of the Interior's Standards:**

Any addition or modification to a site or structure on this block of 1<sup>st</sup> Avenue not only impacts the specific site, but also the integrity of this group of noteworthy structures. The Secretary of the Interior's Standards and Guidelines for the Rehabilitation of Historic Buildings were used when reviewing the applicant's proposals.

The Standards for Rehabilitation for alterations/additions for a new use recommend the change should be designed "so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features."

"Some exterior and interior alterations to the historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, feature, or finishes."

Staff believes the applicant has made a good effort to achieve a usable interior gathering space with a hardly-noticeable addition to the roof. Staff's opinion is that the addition does meet the Secretary of the Interior's Standards and that it will not have a negative impact on this site or the surrounding properties.

### **Staff Recommendation:**

Staff recommends **APPROVAL** of the request to install three new beams to span the church interior, which necessitates their protrusion through the exterior of the roof at several points at the individually-listed property located at 256 S. 1<sup>st</sup> Avenue, in the Old Town Zoning District, subject to the conditions outlined in Attachment A.

### **Suggested Motion:**

Move to **APPROVE** DHRC-34133-2021 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

### **Effect of the Approval:**

By approving the request, the Design and Historic Review Commission is authorizing the request by Carolyn McKelvey Malouff to install three new beams to span the church interior, which necessitates their protrusion through the exterior of the roof at several points at the individually-listed church property located at 256 S. 1<sup>st</sup> Avenue, in the Old Town Zoning District, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary



of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

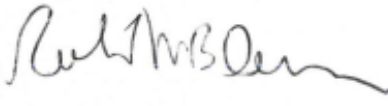
**Proposed conditions delivered to applicant on:** 03/09/21

**Final staff report delivered to applicant on:** 03/16/21

- ☒ Applicant agreed with all of the conditions of approval on: 03/09/21  
☐ Applicant did not agree with the following conditions of approval: (list #'s)
- 

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Photos of Proposed Roof Protrusions
- D. Interior Beam Details
- E. Photos from Street Level
- F. Aerial Photo

**Prepared By:**   
Robert M. Blevins, Robert.Blevins@yumaaz.gov  
Principal Planner

**Date:** 3/9/21  
928-373-5189

**Approved By:**   
Alyssa Linville,  
Assistant Director Community Development

**Date:** 03/11/2021

**ATTACHMENT A**  
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

**Department of Community Development Comments: Alyssa Linville, Assistant Director Community Development Director (928) 373-5000, x 3037:**

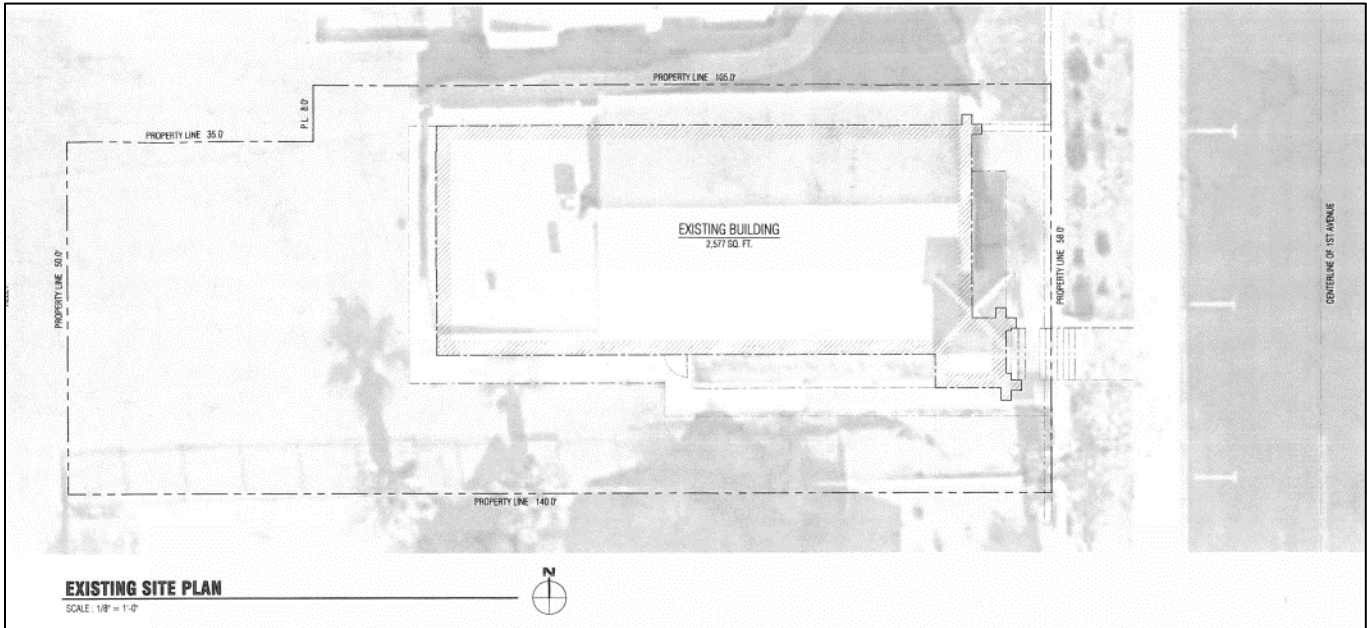
1. The conditions listed below are in addition to City codes, rules, fees, and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

**Community Planning, Robert M. Blevins, Principal Planner (928) 373-5189**

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

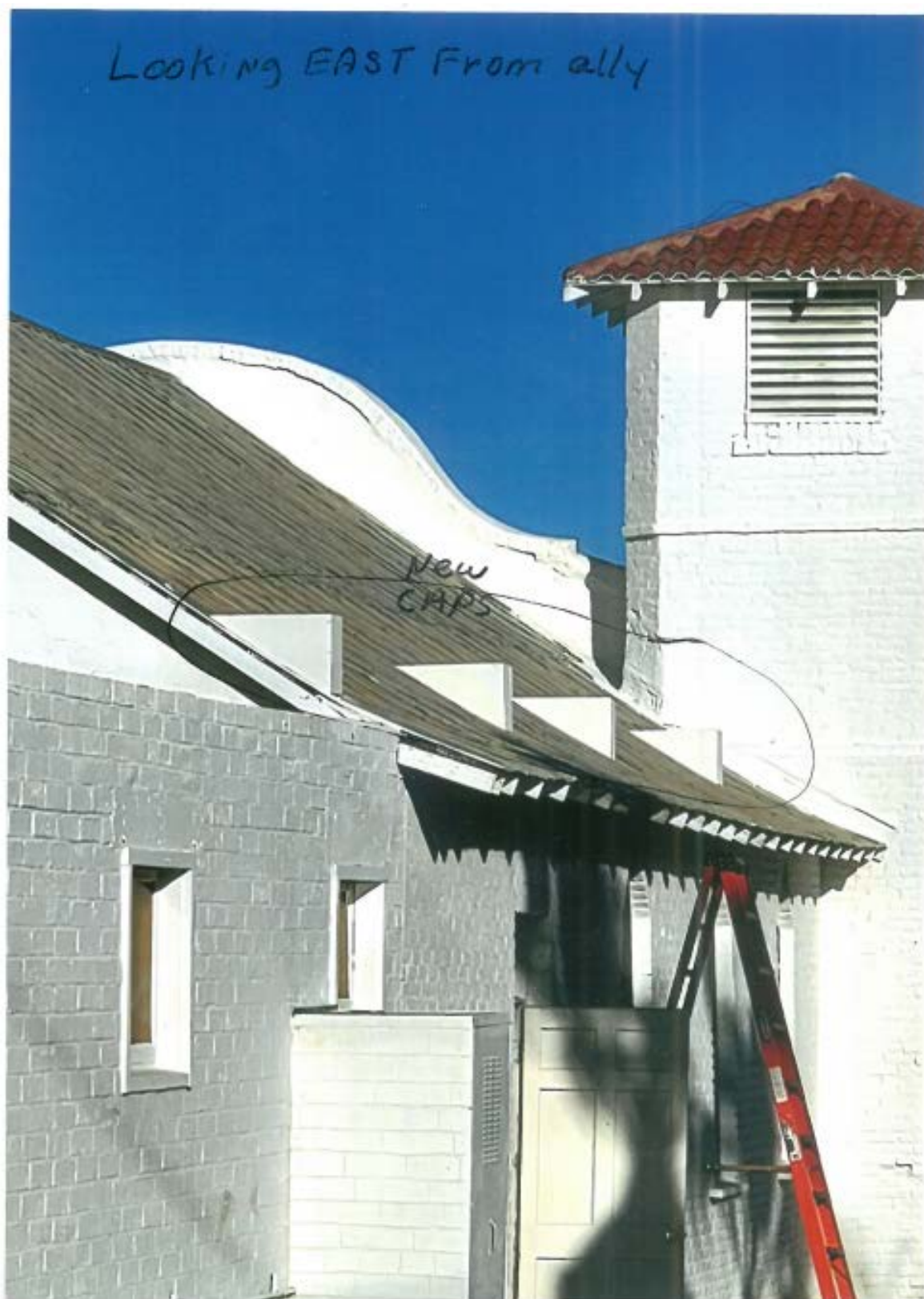
**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**

**ATTACHMENT B**  
Site Plan



**ATTACHMENT C**  
Photos of Proposed Roof Protrusions

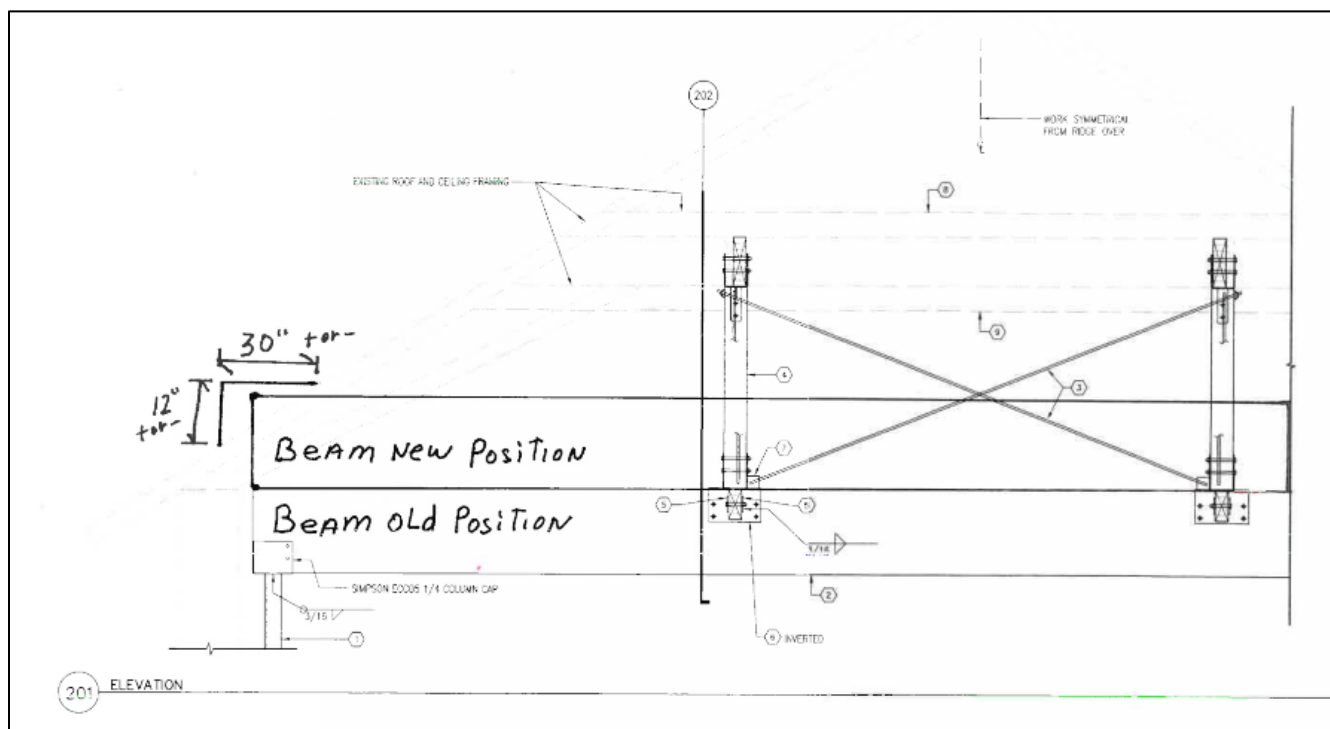
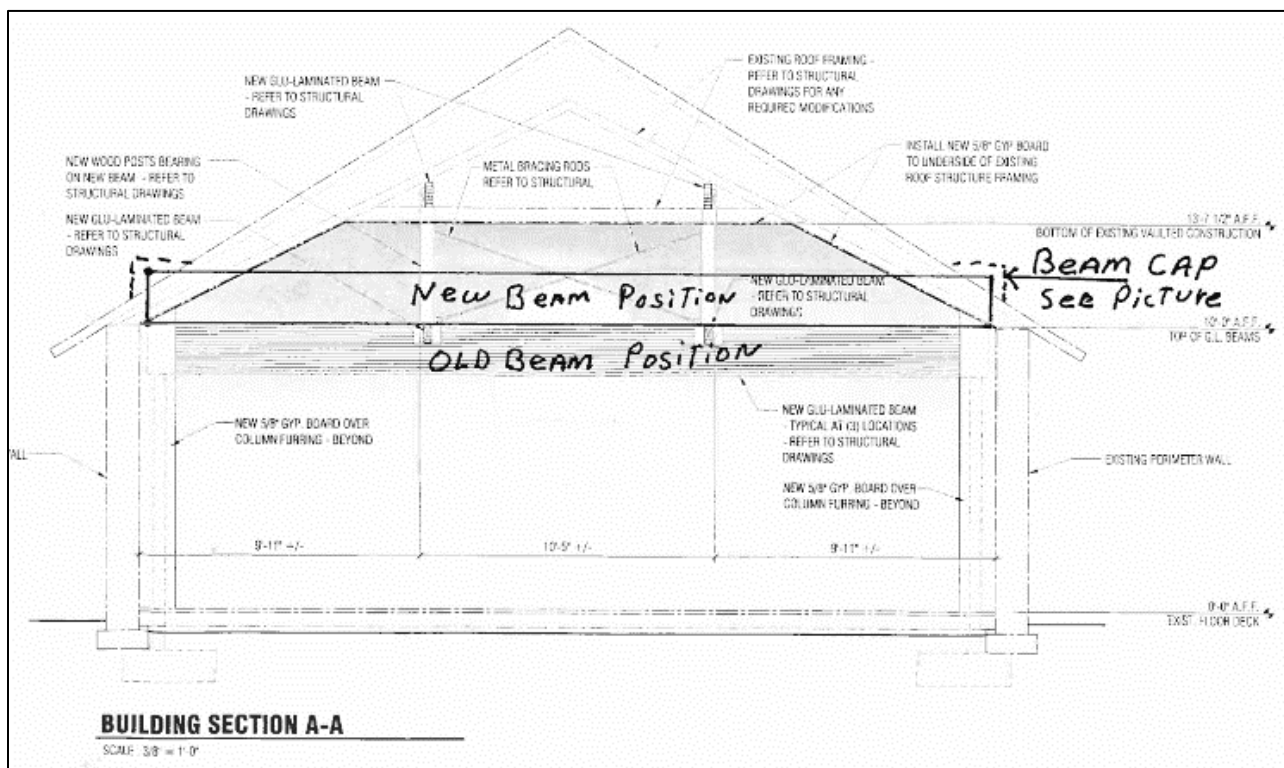


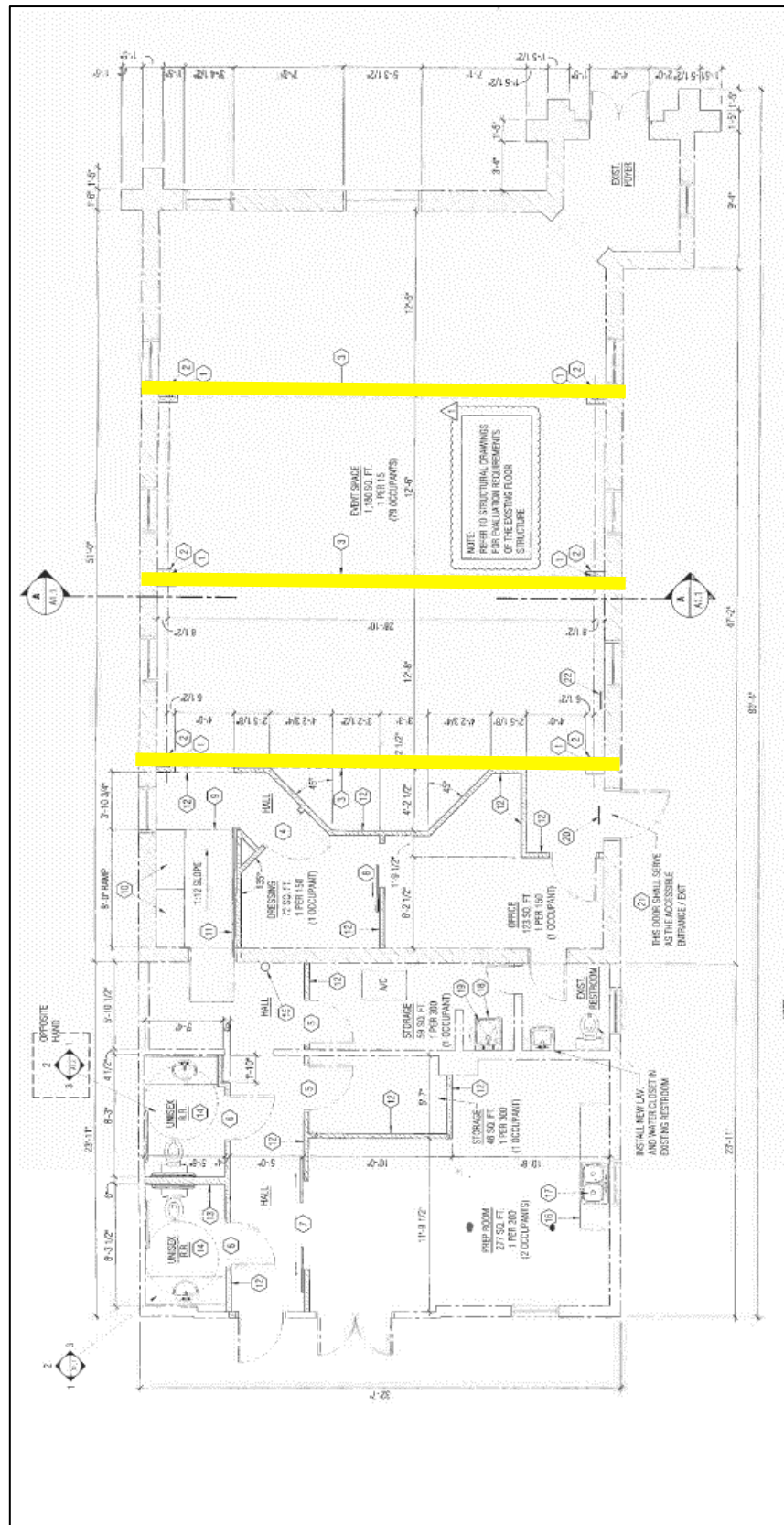






# **ATTACHMENT D** Interior Beam Details







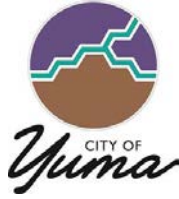
**ATTACHMENT E**  
Photos from Street Level





ATTACHMENT F  
Aerial Photo



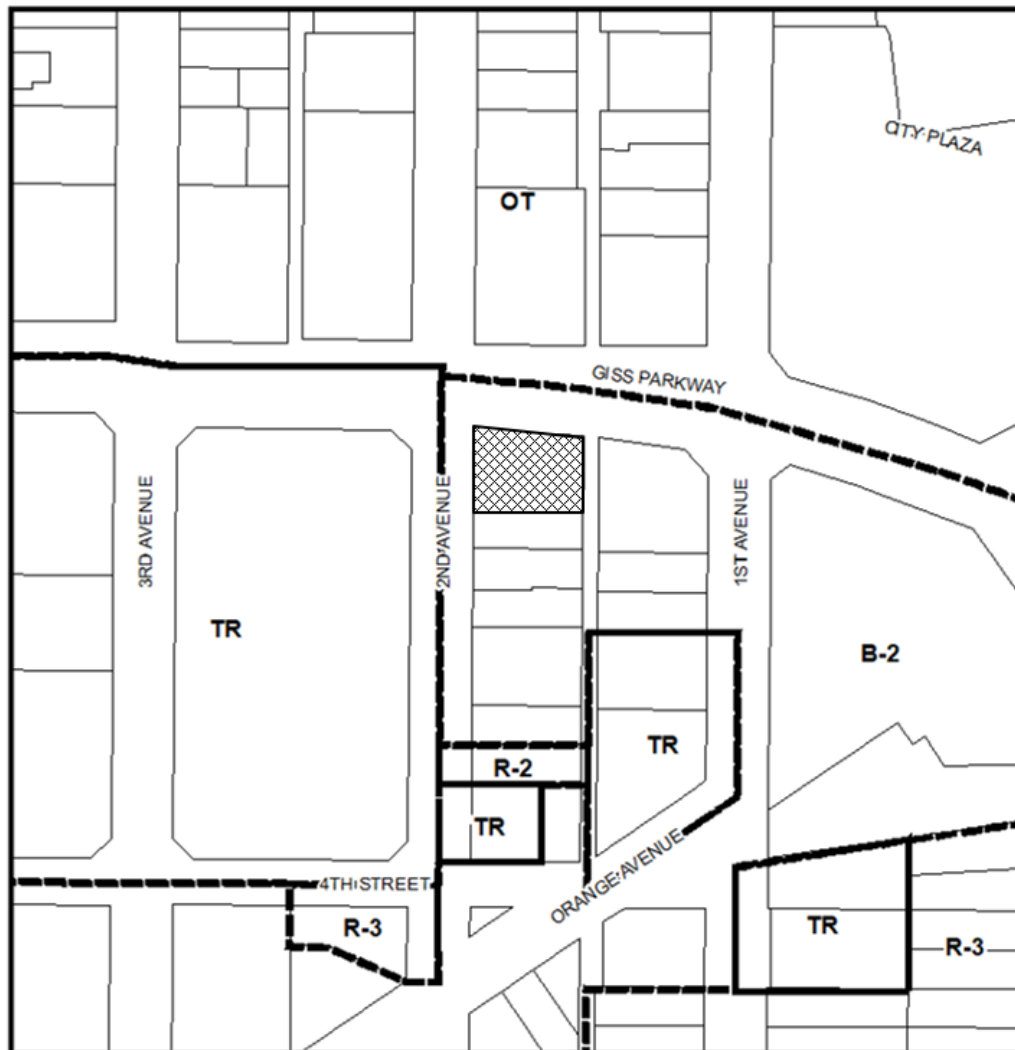


**STAFF MEMO**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**ADMINISTRATIVE REVIEW CASE #: DHRC-32132-2020**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
COMMUNITY PLANNING DIVISION  
CASE PLANNER:

**Hearing Date:** March 24, 2021 **Case Number:** DHRC-32132-2020

**Project Description/Location:** This is a request by Frank Marquez, on behalf of BES Rentals, LLC, for a new retaining wall, for the property located at 301 S. 2<sup>nd</sup> Avenue, in the Century Heights Conservancy Residential Historic District.

**Location Map:**



**Location Specific Information:**

Historic District:	Brinley Avenue		Century Heights	X	Main Street		None	
Individually Listed Historic Buildings on- site:	Yes		No		X			
Aesthetic Overlay:	Yes		No		X			
Parcel Number:	633-43-074 & 056							
Address:	301 S. 2 <sup>nd</sup> Avenue							
Property Owner:	BES Rentals, LLC							
Property Owner's Agent:	Frank Marquez							
	Existing Zoning				Existing Land Use			
Site	B-2/H/IO/BB				Office and Parking			
North	OT/H/IO/BB				Offices			
South	B-2/H/IO/BB				Offices			
East	B-2/H/IO/BB				Offices			
West	TR/H/IO/BB				Fire Station			
Prior Related Actions or Cases:	None							
Land Division Status:	Parcels are legal lots of record.							
Flood Plain Designation:	Zone X							

**Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?**

A) Is this property individually listed on the National Register of Historic Places?

☐ Yes☒ No

Explain/Describe/ Discuss:	The property is the location of the Smith Fila Law Firm in a 4,384 square foot building constructed in 1958. The exterior of the building is not of historic significance. The replacement retaining wall is at the east end of the south parking lot.
----------------------------	--

B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

*(Associated visual documentation of alterations must be submitted by applicant)*☒ Yes☐ No

Explain/Describe/ Discuss:	An existing retaining wall was failing. The new wall (PPR-31931-2020) was built to secure the safety of persons and vehicles in the parking lot and alley.
----------------------------	--

C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

☒ Yes

☐ No

Explain/Describe/ Discuss:	The old and new walls are only visible in the alley and do not harm the character of the neighborhood.
----------------------------	--

D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

☒ Yes

☐ No

Explain/Describe/ Discuss:	The new wall is a benefit to the safety of persons working and residing in the area.
----------------------------	--

**Staff Summation: Staff APPROVED the request for a new retaining wall on 09-09-2020 in the Century Heights Conservancy Residential Historic District. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.**

**Proposed conditions delivered to applicant on:** N/A

**Final staff report delivered to applicant on:** N/A

- ☒ Applicant agreed with all of the conditions of approval on: N/A
- ☐ Applicant did not agree with the following conditions of approval: (list #'s)
- ☐ (If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.)

<b>Attachments:</b>	
<b>A.</b>	Site Photo
<b>B.</b>	Aerial Photo

**Approved By:**  
Robert Blevins  
Principal Planner

**Date:**

3/15/21



**ATTACHMENT A**  
Site Photo



**ATTACHMENT B**  
Aerial Photo

**New  
Wall**

A green arrow pointing horizontally to the left, positioned to the left of the text "New Wall".